



038906

August 21, 2003

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
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JANET MONCRIEF

CITY MANAGER  
DOUGLAS A. SELBY

Mr. Zygmunt Amaretti  
17 Quiet Lane  
El Sabrante, California 94803-2526

RE: SUP-2203 - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF AUGUST 20, 2003  
RELATED TO VAR-2538

Dear Mr. Amaretti:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR (A-1 BRAKE & CARBURETOR SHOP) AND WAIVERS OF THE STANDARD CONDITIONS TO ALLOW REPAIR AND SERVICE WORK OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN: 139-35-804-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. This Special Use Permit shall be reviewed in one (1) year by the Planning Commission and City Council. The applicant shall be responsible for notification costs of the review.
3. Add slats to the existing chain link fence along the west side of the property or provide some other acceptable screening material so that the disabled or wrecked vehicles are screened from the adjacent street. Screening must be in place within thirty days of City Council action.
4. Two outdoor hoists are permitted as depicted on the site plan. Outdoor repair and services are limited to work completed on the outdoor hoists.

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LAS VEGAS, NEVADA 89101

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68112-012-6/03

RQR-28128  
08-06-08CC

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5. All City Code requirements including 19.04.050 with a Waiver of Conditions #1 and 5 and design standards of all City departments must be satisfied, except as amended by this approval.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Dennis Hancock, Jr.  
7981 Cadenza Lane  
Las Vegas, Nevada 89123

Ms. Charlotte Sousa  
8665 West Flamingo Road, Suite #200  
Las Vegas, Nevada 89147